

COUNTY OF SAN DIEGO TRACT 5566

TENTATIVE MAP

HAWANO SUBDIVISION

OWNER/SUBDIVIDER
INMOBILIARIA HAWANO, S.A. DE C.V.
AVENIDA EJERCITO NACIONAL 769-A
COLONIA NUEVA GRANADA, D.F. 11520
MEXICO
PHONE: (5255) 5269-8018

DAN BERKUS DATE
PARAGON MANAGEMENT COMPANY

ASSESSOR'S PARCEL NUMBER
648-070-17
TAX RATE AREA
84039

LEGAL DESCRIPTION
THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 31, IN TOWNSHIP 18 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF.
EXCEPT THEREFROM THE EASTERLY 30 FEET.

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NAD 83, ZONE 6 GRID BEARING BETWEEN CITY OF SAN DIEGO CONTROL MONUMENTS 1494 AND 1496 AS SHOWN ON RECORD OF SURVEY 14492 BEARING: NORTH 44°35'23" WEST

EXISTING EASEMENTS
SEE PRELIMINARY TITLE REPORT BY LAWYERS TITLE INSURANCE CORPORATION, FILE NO. 11709227-609-611W, DATED 11/17/2006. ITEMS LISTED BELOW ARE SHOWN IN THE PRELIMINARY TITLE REPORT WHICH EFFECTS ASSESSOR'S PARCEL NO 648-070-17.

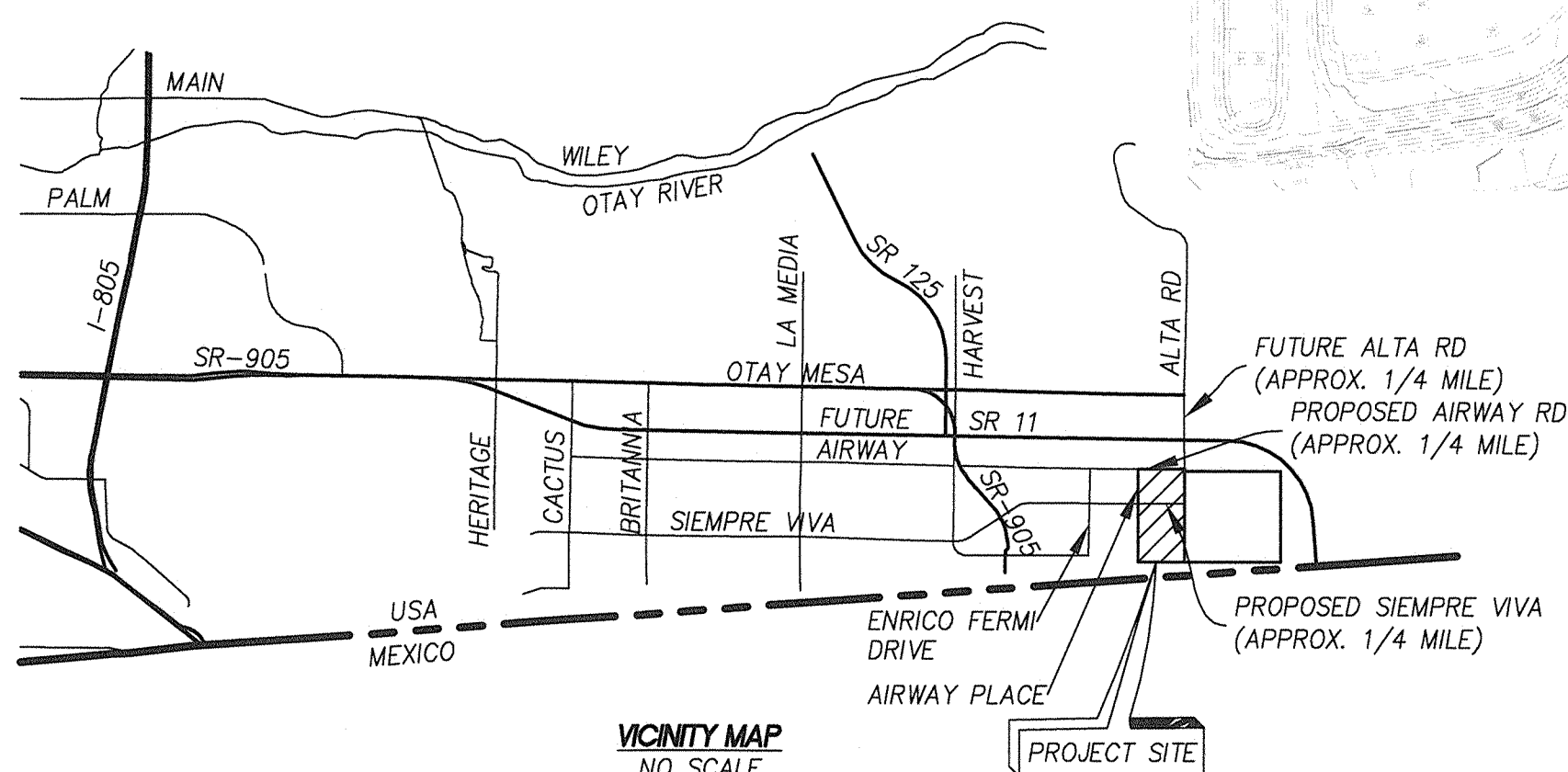
AN EASEMENT FOR AERIAL AND UNDERGROUND PUBLIC UTILITIES AND PURPOSES INCIDENTAL THERETO AS GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY, BY DEED RECORDED MARCH 26, 1999 AS FILE NO. 1999-0200277 OF OFFICIAL RECORDS.

ENGINEER OF WORK
KIMLEY-HORN AND ASSOCIATES, INC.
401 B STREET, SUITE 600
SAN DIEGO, CA. 92101
PHONE: (619) 234-9411
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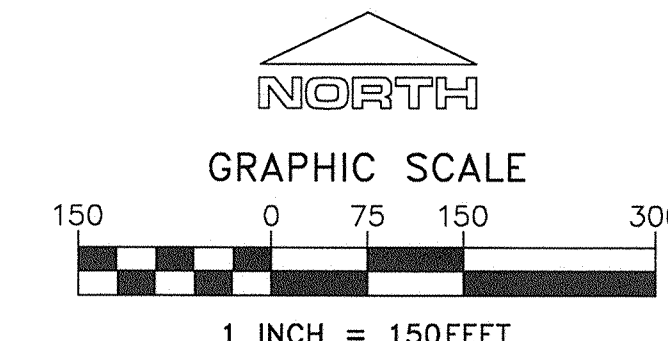
MATTHEW BARLOW
R.C.E. C62906 EXP 6/14

Parcel Area Table	
Parcel #	Area
1	5.02
2	4.25
3	4.25
4	4.18
5	1.92
6	1.97
7	1.93
8	2.19
9	1.97
10	1.96
11	1.96
12	1.87
13	2.16
14	2.21
15	2.90
16	2.47
17	5.45
18	4.43
19	5.03
20	1.98
21	1.58
22	1.80
23	SEE BELOW
24	2.11
GROSS LOT AREA 65.59 AC.	
BASIN A (Lot 23) 2.47 Ac.	
ONSITE ROAD AREA 11.54 Ac.	
GROSS PROJECT AREA 79.62 Ac.	
GROSS = NET	

OFFSITE EASEMENT TABLE	
#	EASEMENT
①	SLOPE DRAINAGE (FOR SIEMPRE VIVA ROAD)
②	STREET DEDICATION (FOR SIEMPRE VIVA ROAD)
③	SLOPE & DRAINAGE (FOR AIRWAY RD)
④	STREET DEDICATION (FOR AIRWAY RD)
⑤	SLOPE & DRAINAGE (FOR ALTA RD.)
⑥	STREET DEDICATION (FOR ALTA RD.)
⑦	SLOPE & DRAINAGE (FOR ALTA ROAD)
⑧	STREET DEDICATION (ALTA RD.)
⑨	STREET DEDICATION (FOR SIEMPRE VIVA ROAD)
⑩	SLOPE & DRAINAGE (FOR SIEMPRE VIVA ROAD)
⑪	STREET DEDICATION (FOR VIA DE LA AMISTAD)
⑫	SLOPE & DRAINAGE (FOR VIA DE LA AMISTAD)
⑬	ONE(1) ACRE OF OFFSITE TM 5505 LOT NO. 38, CONVEYED BY TRUSTEE TO EOMSD
⑭	STREET DEDICATION (ALTA RD.)



ZONING APN 648-070-21	
ZONE	S88
USE REGULATIONS	ANIMAL REGULATIONS
DENSITY	LOT SIZE
30,000	BUILDING TYPE
W	MAX. FLOOR AREA
0.50	FLOOR AREA RATIO
R	HEIGHT
40	LOT COVERAGE
Y	SETBACK
OPEN SPACE	SPECIAL AREA REGULATIONS
B	REGIONAL CATEGORY
VILLAGE	GENERAL PLAN
21	PLAN AREA
OTAY	



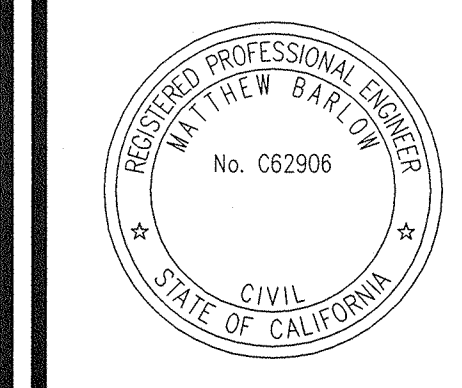
LEGEND	
DESCRIPTION	SYMBOL
PROPOSED LOT NUMBER	1
SUBDIVISION BOUNDARY	---
RIGHT OF WAY	---
PAVEMENT	---
INTERNATIONAL BORDER	---
EXISTING CONTOUR	---
PROPOSED LOT LINE	---
PROPOSED RIGHT-OF-WAY	---
PROPOSED RIGHT-OF-WAY SR-11	---
EXISTING WATER LINE	---
PROPOSED SEWER LINE	---
PROPOSED WATER LINE	---
PROPOSED RECLAIMED WATER LINE	---
PROPOSED STORM DRAIN	---
PROPOSED STORM DRAIN SIZE	---
PROPOSED EASEMENT	---
PROPOSED WING-TYPE HEADWALL	---
PROPOSED CATCH BASIN	---
PROPOSED FORCE MAIN	---
SLOPE RATIO	2:1 MAX FILL 2:1 MAX CUT
PROPOSED STREET LIGHT	---
PROPOSED CONTOUR	---
RIP RAP	---
DAYLIGHT LINE	---
DESILT BASINS	---
VEGETATED SWALE (PRIVATELY MAINTAINED)	---
PROPOSED DRIVEWAY	---
PROJECT IMPROVEMENT PHASING	---
ASPHALT CONCRETE	---

- GENERAL NOTES:
- GROSS ACREAGE WITHIN SUBDIVISION BOUNDARY: 79.6± ACRES
GROSS LOT AREA: 65.59 ACRES
PROPOSED ON-SITE STREETS: 11.54 ACRES
PROPOSED ON-SITE DETENTION BASIN: 2.47 ACRES
PROPOSED PUMP STATION: 1.0 ACRES
 - TOTAL NUMBER OF LOTS: 23 COMMERCIAL/INDUSTRIAL LOTS
1 ON-SITE DETENTION BASIN, MINIMUM INDUSTRIAL LOT SIZE IS 1.3 ACRES
A.P.N. 648-070-17
 - EXISTING ZONING - S-88
 - PROPOSED ZONING - S-88
 - GENERAL PLAN REGIONAL CATEGORY: VILLAGE
 - GENERAL PLAN LAND USE DESIGNATION: SPECIFIC PLAN AREA (EAST OTAY MESA SPECIFIC PLAN)
 - COMMUNITY PLAN OR SUBREGIONAL PLAN: OTAY SUBREGIONAL PLAN
 - SPECIAL ASSESSMENT ACT PROCEEDINGS - MAY BE REQUESTED FOR THIS PROJECT.
 - PARK LAND DEDICATION NOT REQUIRED IN AN INDUSTRIAL ZONE.
 - STREET LIGHTS WILL BE INSTALLED TO COMPLY WITH THE REQUIREMENTS SPECIFIED BY THE COUNTY STANDARDS.
 - ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING/COMMERCIAL/INDUSTRIAL UNIT ALLOWED BY THIS SUBDIVISION.
 - SOURCE OF TOPOGRAPHY: PREPARED BY PHOTO GEODETIC CORPORATION. TOPOGRAPHIC INFORMATION FLOWN ON OCTOBER 15, 2009
 - DISTRICTS:
SEWER - SAN DIEGO COUNTY SANITATION DISTRICT-EAST OTAY MESA SERVICE
WATER - OTAY WATER DISTRICT
GAS & ELECTRIC - SDG&E
TELEPHONE - AT&T
FIRE - SAN DIEGO RURAL FIRE PROTECTION DISTRICT
STREET LIGHTING - COUNTY OF SAN DIEGO
ELEMENTARY SCHOOL - SAN YSIDRO SCHOOL DISTRICT
HIGH SCHOOL - SWEETWATER UNION HIGH SCHOOL DISTRICT
 - ALL PROPOSED UTILITIES TO BE UNDERGROUND EXCEPT WATER TREATMENT SWALES.
 - ALL ONSITE STREETS WILL BE PUBLIC.
 - IMPROVEMENTS, EASEMENTS AND DEDICATIONS WILL COMPLY WITH THE REQUIREMENTS SPECIFIED IN THE COUNTY STANDARDS.
 - ALL EXISTING EASEMENTS NOT REMAINING IN USE SHALL BE VACATED PRIOR TO RECORDATION OF THE FINAL MAP(S) SUBJECT TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS.
 - STORM DRAIN DETENTION SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EAST OTAY MESA SPECIFIC PLAN. THIS DETENTION WILL BE ACCOMPLISHED THROUGH UTILIZATION OF 1 DETENTION BASIN TO SERVE THE OVERALL PROJECT.
 - LAMBERT COORDINATES: 138-1785
 - THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN VALID GRADING PERMISSIONS BEFORE COMMENCING SUCH ACTIVITY.
 - THIS PROJECT IS A MULTI-UNIT SUBDIVISION. MULTIPLE FINAL MAPS MAY BE FILED PURSUANT TO SECTION 66456.1 OF THE SUBDIVISION MAP ACT.
 - PROJECT PHASING PERTAINS ONLY TO SURFACE IMPROVEMENTS. FOR EARTHWORK PURPOSES, PHASE 1 AND PHASE 2 WILL BE MASS GRADED PER THE PROPOSED GRADING PLANS. PHASE 1 IMPROVEMENTS WILL BE COMPLETED AT A DATE TO BE DETERMINED.

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REVISIONS	BY

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TENTATIVE MAP
TITLE SHEET

SAN DIEGO
HAWANO SUBDIVISION
COUNTY OF SAN DIEGO, CALIFORNIA

Date: DECEMBER 2011
Scale: AS SHOWN
Drawn:
Job: 095765000
Sheet

C-1
1 of 17 Sheets